

STATISTICAL SNAPSHOT 2005

POPULATION PROFILE FOR THE CITY OF LIBERTY LAKE

CITY POPULATION (OFM)	2005	2004	2003	2002	2001 *
	5255	4950	4640	4480	3654
	2000 US Census Population (entire 99019 Zip Code) = 5370				
* Liberty Lake Incorporated on August 31, 2001					
REGISTERED VOTERS IN CITY OF LIBERTY LAKE		2004	2003	2002	2001
		2918	2296	2140	1830
# OF HOUSEHOLDS IN CITY	July 2005	July 2004	Sept. 2003	Dec. 2002	2001 *
	2151	2032	1876	1829	not available
	2000 US Census Number of Households (entire 99019 Zip Code) = 2046				
* Liberty Lake Incorporated on August 31, 2001					
HOUSEHOLDS BY TYPE				2000 US Census Figure	
Family households (families)				76.5 %	
With own children under 18 years				38.4 %	
Married-couple family				68.5 %	
With own children under 18 years				32.6 %	
Female householder, no husband present				5.3 %	
With own children under 18 years				3.7 %	
Nonfamily households				23.5 %	
Householder living alone				19.1 %	
Householder 65 years and over				4.7 %	
Households with individuals under 18 years				40.1 %	
Households with individuals 65 years and over				15.9 %	
Average household size				2.62 persons	
Average family size				3.02 persons	
RACE AND ETHNICITY				2000 US Census Figure *	
White				96.0 %	
Black or African American				0.9 %	
American Indian and Alaska Native				0.6 %	
Asian				3.2 %	
Native Hawaiian & Other Pacific Islander				0.3 %	
Other race				1.2 %	
Hispanic				2.1 %	
* The figures by race exclude people of Hispanic origin. Hispanic people of all races are counted as Hispanic.					

MEDIAN HOUSEHOLD INCOME	2004	2003	2002	2001
(4 person household)	\$68,492	\$66,497	\$64,560	\$62,623
	2000 US Census Median Household Income = \$60,667			
FAMILY INCOME		2000 US Census Figure		
Per Capita Income		\$28,719		
Male full-time, year-round workers - median earnings		\$56,716		
Female full-time, year-round workers - median earnings		\$30,512		
Less than \$10,000		1.1 %		
\$10,000 to \$14,999		0.0 %		
\$15,000 to \$24,999		5.0 %		
\$25,000 to \$34,999		6.6 %		
\$35,000 to \$49,999		18.0 %		
\$50,000 to \$74,999		29.8 %		
\$75,000 to \$99,999		18.2 %		
\$100,000 to \$149,999		12.2 %		
\$150,000 to \$199,999		4.8 %		
\$200,000 or more		4.1 %		
AGE		2000 US Census Figure		
Median Age		36.4 years		
Under 5 years		8.5 %		
5 to 9 years		8.3 %		
10 to 14 years		7.6 %		
15 to 19 years		5.6 %		
20 to 24 years		3.3 %		
25 to 34 years		14.0 %		
35 to 44 years		18.1 %		
45 to 54 years		15.9 %		
55 to 59 years		6.0 %		
60 to 64 years		3.9 %		
65 to 74 years		5.4 %		
75 to 84 years		2.8 %		
85 years and over		0.5 %		
SCHOOL ENROLLMENT		2000 US Census Figure		
Population 3 years & older enrolled in school				
Nursery school, preschool		5.0 %		
Kindergarten		7.2 %		
Elementary school (grades 1-8)		54.2 %		
High school (grades 9-12)		21.2 %		

College or graduate school	12.5 %
EDUCATION	2000 US Census Figure
Population 25 years & older	
Less than 9th grade	0.5 %
9th - 12th grade, no diploma	3.7 %
High school graduate (includes equivalency)	17.3 %
Some college, no degree	27.5 %
Associate degree	9.6 %
Bachelor's degree	29.5 %
Graduate or professional degree	12.0 %
EMPLOYMENT STATUS	2000 US Census Figure
Population 16 years & older	
In labor force	69.3 %
Civilian labor force	69.0 %
Employed	67.8 %
Unemployed	1.2 %
Armed Forces	0.3 %
Not in labor force	30.7 %
Females 16 years & older	
In labor force	57.1 %
Civilian labor force	57.1 %
Employed	56.1 %
Own children under 6 years of age	
All parents in family in labor force	45.9 %
OCCUPATIONS	2000 US Census Figure
Management, professional, and related occupations	48.6 %
Service occupations	10.6 %
Sales and office occupations	28.2 %
Farming, fishing, and forestry occupations	0.3 %
Construction, extraction, and maintenance occupations	5.2 %
Production, transportation, and material moving occupations	7.0 %
CLASS OF WORKER	2000 US Census Figure
Private wage & salary workers	79.5 %
Government workers	12.7 %
Self-employed in own, unincorporated bus.	7.6 %
Unpaid family workers	0.3 %

LAND AREA PROFILE FOR THE CITY OF LIBERTY LAKE

(Total City Acres / Square Miles = 3287 Acres / 5+ Square Miles)

LAND USE	Total Acres * (approximate)	Percentage of City Acreage	Acres per 1,000 population
Residential **	1100	33 %	
Mixed Use	450	14 %	
Commercial / Industrial / Public	750	23 %	
Parks, Recreation, & Open Space	700	21 %	140 acres / 1000 population
Right-of Way / Pedestrian Paths	287	9 %	
* Figures are approximate and based on plats and parcel land use / zoning on the Comprehensive Plan Land Use Map and subsequent zoning map. ** Open space / common areas within residential plats is included in parks, recreation, and open space. Residential includes specialty housing.			

HOUSING PROFILE FOR THE CITY OF LIBERTY LAKE

(Average housing unit is less than 10 years old)

RESIDENTIAL DEVELOPMENT	Single-family Homes	Specialty Housing *	Rental Apartments (est.)
July 2005 - Occupied Lots/ Units	1578	68	505
Vacant Lots / Units	1101	0	16
July 2004 - Occupied Lots/ Units	1496	35	501
Vacant Lots / Units	1183	33	20
Sept. 2003 - Occupied Lots/ Units	1439	0	437
Vacant Lots / Units	1216	68	84
Dec. 2002 - Occupied Lots/ Units	1360	0	469
Vacant Lots / Units	1198	68	52
* Includes independent senior, assisted living, nursing home, convalescent home, & Alzheimer's facilities.			
HOUSING OCCUPANCY & TENURE		2000 US Census Figure	
Occupied housing units		93.2 %	
Vacant housing units		6.8 %	
For seasonal, recreational, or occasional use		2.1 %	
Homeowner vacancy rate		1.9 %	
Rental vacancy rate		9.0 %	
Owner-occupied housing units		80.8 %	
Renter-occupied housing units		19.2 %	
Average household size of owner-occupied unit		2.73 persons	
Average household size of renter-occupied unit		2.16 persons	

MEDIAN RENT OF SPECIFIED VACANT FOR RENT HOUSING UNITS	2000 US Census Figure
	\$672 / month

VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS	2000 US Census Figure
Less than \$50,000	0.0 %
\$50,000 to \$99,999	2.9 %
\$100,000 to \$149,999	33.4 %
\$150,000 to \$199,999	26.1 %
\$200,000 to \$299,999	27.3 %
\$300,000 to \$499,999	10.0 %
\$500,000 to \$999,999	0.4 %
\$1,000,000 or more	0.0 %

MEDIAN VALUE OF SPECIFIED OWNER OCCUPIED HOUSING UNITS	2000 US Census Figure
	\$172,900

AVERAGE HOME SALES PRICE	2005 Market Figure (6/30/05)	2004 Market Figure (6/30/04)	2000 US Census Figure
	\$278,491	\$223,169	\$180,287

RESIDENTIAL MARKET ACTIVITY *	Median Sales Price	Average Sales Price	Lowest Sales Price	Highest Sales Price	Average Days on Market
1/1/04 - 6/30/04	\$199,900	\$223,169	\$95,000	\$609,000	39
1/1/05 - 6/30/05	\$234,990	\$278,491	\$60,500	\$900,000	29
Sales by price range	\$0 - \$159,999	\$160,000 - \$199,999	\$200,000 - \$249,999	\$250,000 - \$299,999	\$300,000 +
1/1/04 - 6/30/04	22 %	28 %	13 %	27 %	10 %
1/1/05 - 6/30/05	9 %	17 %	35 %	14 %	26 %
Sales by home size	Total Sold	# of Bedrooms	# Sold	Average Price	Average Days on Market
1/1/04 - 6/30/04	113 Homes	2 or less	14	\$202,752	51
		3	47	\$190,533	31
		4	33	\$253,010	46
		5 or more	19	\$267,114	40
1/1/05 - 6/30/05	101 Homes	2 or less	17	\$200,126	
		3	42	\$248,294	
		4	34	\$317,327	
		5 or more	8	\$438,499	

* Data for entire Liberty Lake Community obtained from John Orr's RE Report 7/2/04 & 7/11/05, may not contain FSBO.

MEDIAN ASSESSED VALUE RESIDENTIAL UNITS (2005 Tax Year - 6/27/05) *	Single-Family Homes **
	\$459,065

* Includes new construction that has been assessed, figures are approximate and homes are within City limits. ** Townhouse condos are included.
Lowest assessed value = \$86,400, Highest assessed value = \$831,730

LOCAL ECONOMY PROFILE FOR THE CITY OF LIBERTY LAKE

NEW CONSTRUCTION *	2004 Permits	2004 Valuation	2003 Permits	2003 Valuation
Single Family Residential **	87	\$12,248,546	88	\$10,856,700
Specialty Housing ***	0	N/A	0	0
Rental Apartments	1 (192 unit complex)	\$12,869,528	0	0
Commercial / Industrial / Public ****	23	\$43,469,171	24	\$1,033,019

* Number of building permits issued and approximate total valuation for entire year. ** Townhouse condos are counted as single family homes.
 *** Includes independent senior, assisted living, nursing home, convalescent home, & Alzheimer's facilities. **** Includes tenant improvements.

EMPLOYMENT	July 2004	July 2003	July 2002	July 2001
Employed Residents	currently unavailable	currently unavailable	currently unavailable	currently unavailable
Unemployed Residents	currently unavailable	currently unavailable	currently unavailable	currently unavailable
Jobless Rate	currently unavailable	currently unavailable	currently unavailable	currently unavailable

BUSINESSES IN LIBERTY LAKE *	July 2005		July 2004	
# of businesses in the City	196		193	
# of people employed in the City	4383		4376	
Largest employers by category & # of people employed in the City (300 or more)	Manufacturing / R&D	1536 +	Manufacturing / R&D	1500 +
	Retail & Grocery	401 +	Retail & Grocery	470 +
	Medical / Dental	418 +	Medical / Dental	430 +
	Service	354 +	Service	350 +
	Insurance	329 +	Insurance	320 +

Businesses - Number & Percentage of Total	July 2005		July 2004	
<i>Specific business categories</i>	#	%		%
Communications	1	0.5		1.0
Construction	11	5.5		5.0
Financial	10	5.0		5.0
Hotel / Motel	2	1.0		1.0
Insurance	4	2.0		2.0
Manufacturing / R&D	16	8.0		8.0
Medical / Dental	18	9.0		9.0
Professional	27	14.0		14.0
Publishing	1	0.5		1.0
Real Estate & Development	6	3.0		2.5
Recreation / Fitness	4	2.0		2.0
Restaurant - Full Service	4	2.0		3.0
Restaurant - Fast Food / Deli	11	6.0		5.5
Retail & Grocery	33	17.0		16.0
Service (personal, automotive, & childcare)	43	22.0		22.5
Storage	2	1.0		1.0
Wholesale	3	1.5		1.5

* Figures are approximate and were obtained by polling each business and through City business license records. Non-profits not included.

LARGEST PRIVATE EMPLOYERS	Businesses - July 2005	Businesses - July 2004
100 or more employees	<ul style="list-style-type: none">• Accra-Fab• Agilent Technologies• Altek Machining and Molds• Getronics• Isothermal Research Systems (ISR)• Itronix Corp.• Merck-Medco• Safeco Insurance• Software Spectrum• Telect	<ul style="list-style-type: none">• Accra-Fab• Agilent Technologies• Altek Machining and Molds• Getronics• Isothermal Research Systems (ISR)• Itronix Corp.• Merck-Medco• Safeco Insurance• Software Spectrum• Telect
LARGEST PUBLIC EMPLOYERS *	# of Employees - July 2005	
Central Valley School District - Liberty Lake Elementary	67	
City of Liberty Lake	22 Full Time & 3 Part Time	
Liberty Lake Sewer & Water District	8 Full Time & 3 Part Time	
* Includes permanent employees only, employed at time of poll in July of each year. Figures obtained from each public agency/ internet.		

CITY FINANCE PROFILE FOR THE CITY OF LIBERTY LAKE

ASSESSED VALUE OF REAL PROPERTY	2005	2004	2003	2002
	\$509,352,093	\$507,939,063	\$481,164,470	\$452,058,198
REAL PROPERTY TAX RATE	2005	2004	2003	2002
City Revenue Per \$1000 Assessed Value	\$1.58 \$2.08 w/ library	\$1.48 \$1.98 w/ library	\$1.53 \$2.03 w/ library	\$1.60 \$2.10 w/ library
Additional Taxed Items	School 356 5.62 State 2.91 Fire 1 3.18 County 1.54 LLTBD 0.122 Library Bond 0.05 Sewer 1 0.016 + Weed, Aquifer, Conservation, & Stormwater Charge	School 356 5.72 State 2.94 Fire 1 3.18 County 1.57 LLTBD 0.115 Library Bond 0.05 Sewer 1 0.017 + Weed, Aquifer, Conservation, & Stormwater Charge	School 356 5.60 State 2.91 Fire 1 2.99 County 1.53 LLTBD 0.125 Library Bond 0.05 Sewer 1 0.019 + Weed, Aquifer, Conservation, & Stormwater Charge	School 356 5.56 State 3.09 Fire 1 2.96 County 1.55 LLTBD 0.1262 Library Bond 0.05 Sewer 1 0.02304 + Weed, Aquifer, Conservation, & Stormwater Charge
Total Levi Rate Per \$1000 Assessed Value (approximate)	15.7	15.6	15.3	15.5

Note: Figures are from Census 2000 or Planning & Community Development Department Research. All 2000 US Census Figures reflect the Liberty Lake 99019 Zip Code, not just City limits, due to the City of Liberty Lake Incorporation on August 31, 2001. Number of Households based on occupied lot / unit figures (including each specialty housing unit) for each year after the year 2000. Median Household Income from Census 2000 has 3% per year added for each year after the year 2000 and figures are approximate. Registered voter counts for the City limits area obtained from the Spokane County Elections Dept. for end of each calendar year. Housing unit counts are as of 7/7/05. Data is for informational purposes and general comparison only and accuracy cannot be guaranteed.

Source: City Planning & Community Development Dept., City Finance Dept., & US Census Bureau